

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 9-A-22-SP

Related File Number: 9-A-22-RZ

Application Filed: 7/12/2022

Date of Revision:

Applicant: LINDA NATIONS

## PROPERTY INFORMATION

General Location: East side of Shannon Lane, north of Taylor Ford Road

Other Parcel Info.:

Tax ID Number: 124 105.05

Jurisdiction: County

Size of Tract: 1.23 acres

Accessibility: Access is via Shannon Lane, a local street with a 16-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: South County

Sector Plan Designation: AG (Agricultural), HP (Hillside and Ridgetop Protec

Growth Policy Plan: Rural Area

Neighborhood Context: This area is comprised of rural single family residential properties among forested hillsides.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6626 SHANNON LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: Extension of the RA zone, but not of the plan designation

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside and Ridgetop Protection)

Requested Plan Category: LDR (Low Density Residential), HP (Hillside and Ridgetop Protection)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Deny the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is inconsistent with the Growth Policy Plan.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This property is in the Rural Area of the Growth Policy Plan, which was adopted in 2001. There have been no significant changes of conditions warranting an amendment of the land use plan since that time. All surrounding properties have an AG (Agricultural) land use designation.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There are no new roads or utilities in the area that were not anticipated in the South County Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no errors or omissions in the sector plan relevant to the subject property.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. While there have not been any new trends in development, the existing development pattern to the south consists of single family dwelling on lots that average 1/2 acre in size.

Action: Approved

Meeting Date: 9/8/2022

Details of Action: Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because of the existing layout of the property with 2 dwelling units that are already there.

Summary of Action: Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because of the existing layout of the property with 2 dwelling units that are already there.

Date of Approval: 9/8/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 10/24/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: